



3 NEW COTTAGES

Litchborough Road, Farthingstone, NN12 8EY



DAVID COSBY
ESTATE AGENTS



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Farthingstone, Towcester, NN12 8EY

Total GIA Floor Area Inc. Garage | Approx. 100 sqm (1076 sqft)



2 Bedrooms



2 Receptions



1 Bathrooms

Features

- Mid-Terrace Edwardian Cottage
- Desirable Village Location
- Far-Reaching Countryside Views
- Bright Kitchen/Breakfast Room with Garden Views
- Spacious Four-Piece Family Bathroom
- Generous Gardens with useful Brick Outbuilding and Wood Store
- Multi-Fuel Stove with Feature Fireplace

Description

Pleasantly positioned on the brow of Farthingstone Hill, this mid-terrace cottage offers far-reaching views of the picturesque South Northamptonshire countryside from both the front and rear. Constructed in 1914 by the Agnew family—renowned proprietors of Punch magazine—the cottage showcases distinctive features of the Arts & Crafts movement, including its steeply pitched gable frontage and rendered walls. It is one of four similarly designed terraced homes built to house workers from the Agnew's Little Court Estate.

The property has been thoughtfully extended to include a bright kitchen and breakfast room at the rear, while the front of the house offers cozy sitting and dining areas. Upstairs, two well-proportioned bedrooms are accompanied by a spacious four-piece family bathroom. Externally, the cottage enjoys generous gardens; the front is designed for low maintenance, while the rear garden, primarily laid to lawn, includes a useful brick outbuilding and an adjacent wood store, both accessible via a shared path.



Located midway between the market towns of Towcester and Daventry, Farthingstone offers a convenient commute of under 40 minutes to Milton Keynes, where a wider range of amenities can be found. Milton Keynes Central Railway Station provides direct and frequent services to London Euston. Additionally, the M1 and M40 motorways are easily accessible, ensuring excellent connectivity to major road networks.

The Property

Entrance Porch

Accessed via a double-glazed sliding door with matching side casement, the front entrance porch has a quarry tile floor with rough cast rendered walls. There is space for boots and clothes, and a pitch-pine door with 'T' bar hinges opens to the main front sitting room.

Sitting Room

A good-sized space with a three-unit casement window providing stunning countryside views to the front aspect. Floors are finished with exposed pine boards, and there is a feature fireplace housing a multi-fuel stove on a slate hearth with a feature timber mantelpiece. A stable-style door opens to the rear Kitchen / Breakfast Room.

Dining Room

Finished with cut pile carpet and also benefiting from far-reaching countryside views to the front aspect, the dining room has ample space for a good-sized table and chairs. Quarter-winder stairs with matching carpet and painted timber balustrades lead to the first-floor accommodation.

Kitchen / Breakfast Room

Located to the rear aspect and occupying the full width of the property, the kitchen / breakfast room has a range of solid timber base units with rustic timber and quartz work surfacing. A butler sink with chrome mixer tap is situated beneath the casement window and provides pleasant views of the rear garden with further onward south facing views towards Castle Dykes. Floors are finished with quarry tiles and there is a part vaulted ceiling.

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The Property

First Floor Landing

The first-floor landing has cut pile carpets and slatted, ledged and braced pine doors with Suffolk latches and T-bar hinges opening to the bedrooms, bathroom, and airing cupboard. A two-unit casement window to the rear elevation provides south-facing views. The large airing cupboard houses the combination boiler with clothes rail and storage space.

Bedroom One

A double bedroom with part-vaulted ceilings and far-reaching front elevation views. Walls are neutrally decorated, and floors are finished with cut pile carpet. A timber ledged and braced door provides access to a useful eaves cupboard.

Bedroom Two

A single bedroom to the front of the property with built-in four-door wardrobe with shelving, and countryside views towards Litchborough. There is a useful over stairs cupboard for storage.

Bathroom

Located to the rear right-hand side of the property and again with stunning countryside views, the bathroom is a bright and airy space with part-vaulted ceilings and a four-piece suite comprising bath with chrome mixer tap, shower cubicle with hinged glazed screen, close-coupled WC, and ceramic wash hand basin with chrome pillar tap and pedestal. Floors comprise exposed board with a white paint finish, and mechanical extract ventilation has been installed. Heating is provided by a chrome ladder towel rail.



Grounds

Front Aspect

The property is set well back from Litchborough Road and has panoramic South Northamptonshire countryside views. The front garden is designed for low-maintenance which is mainly laid with gravel incorporating raised ironstone planters with established plants and shrubs. A low-level timber picket fence and gate provide access from the public footpath and a pathway extends to the front entrance porch.

Rear Aspect

The rear garden benefits from separate access across a shared drive with a five-bar timber gate. The majority of the garden is laid to lawn, with a gravel pathway leading to a timber post and rail fence and the row of brick outbuildings. A gate to the rear boundary provides access to a right-of-way path which leads to the rear of the outbuildings and the wood store.

Outbuilding:

The property benefits from a useful outbuilding within a shared block of similar units beneath a timber pitched roof, clad with natural Welsh slates and solid masonry walls with pebbledash render. This two-bay outbuilding would have originally been used as a pigsty and has pedestrian access via a slatted and ledged door with single glazed casement window. It is currently used for storage space. Floors are finished with quarry tile, and to the rear of the outbuilding there is a useful wood store area with right of way.

Agent's Notes:

The adjoining land to the south of the property has outline planning permission for a detached residential property

The owner of number 4 New Cottages has a pedestrian right of way across the rear garden to access the row of brick outbuildings/wood stores. The owners of number 2 New Cottages have a pedestrian and vehicular access along the right of way which runs immediately behind the cottages.



Location

Farthingstone is a picturesque village situated on the brow of a hill surrounded by delightful Northamptonshire countryside.

Located in the centre of the village is the Joy Mead, an open space bequeathed to the villagers by the Agnew family. It contains immaculately maintained and beautiful gardens together with a poignant cloister area beneath a Collyweston slate roof to serve as a war memorial.

The local pub, The Kings Arms, is a free house and attracts many visitors who delight both in the secret garden and the fantastic real ales and fine foods.

The Victorian Village Hall, formerly a school from 1877 to 1962, is now a lively community hub. It hosts a variety of activities, including fitness clubs, cultural events, and social gatherings, playing a central role in village life.

Farthingstone's Church of St. Mary is a 13th-century Gothic structure built from local ironstone. Today, St. Mary's is part of the Lambfold Benefice, linked with four other nearby churches in Blakesley, Adstone, Litchborough, and Maidford, forming a close-knit community of worship.

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Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Water, Drainage, LPG (Cylinders), & Electricity

Council Tax: Band C **EPC:** Rating E

Broadband: Fibre to cabinet

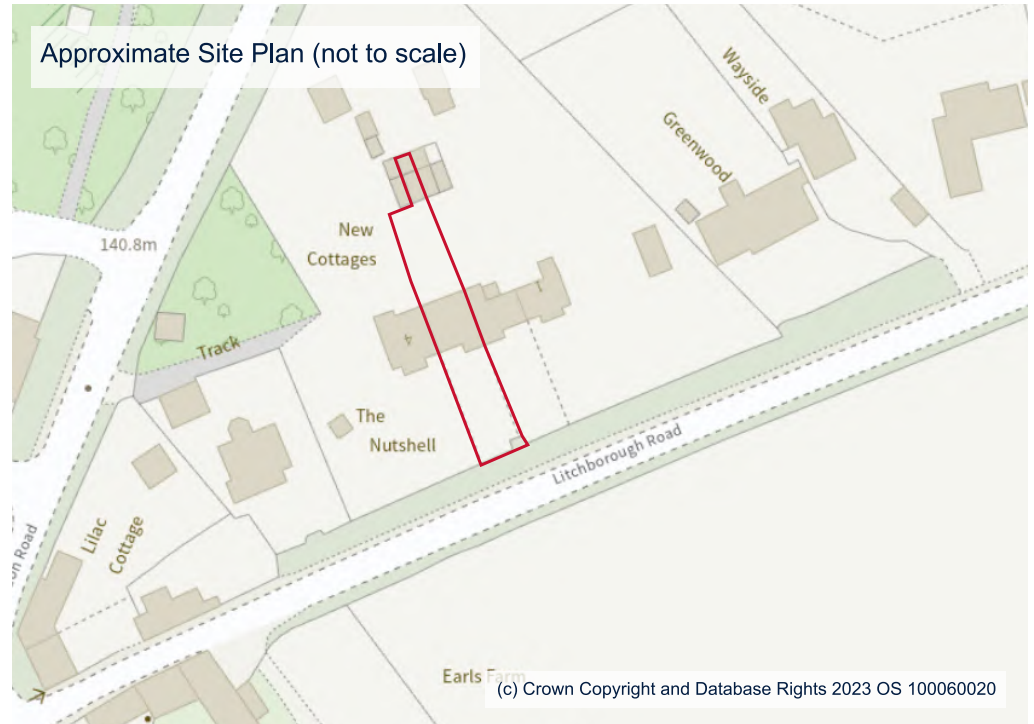
Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.

Farthingstone Village



Approximate Site Plan (not to scale)



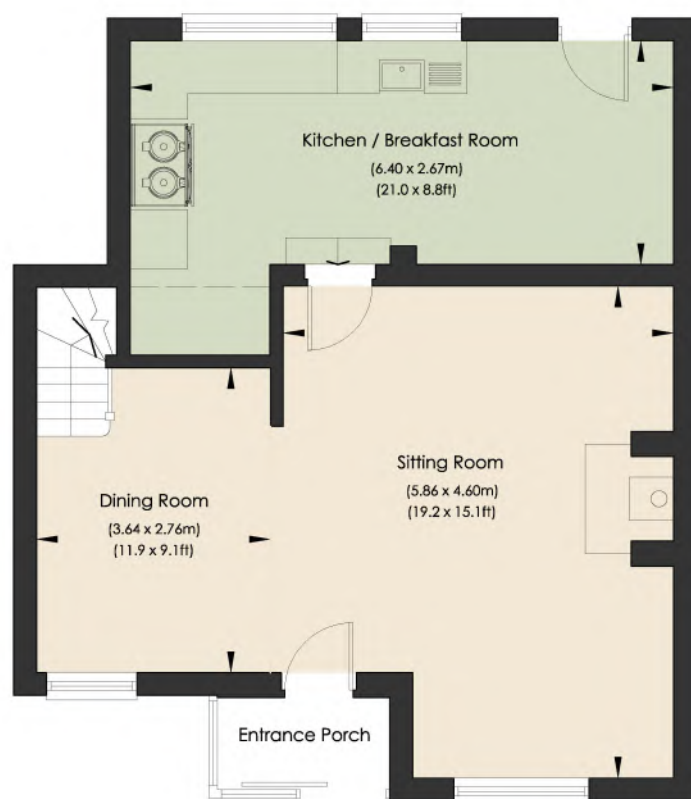
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Approximate GIA (Gross Internal Floor Area) Exc. Outbuilding = 100 sqm (1076 sqft)

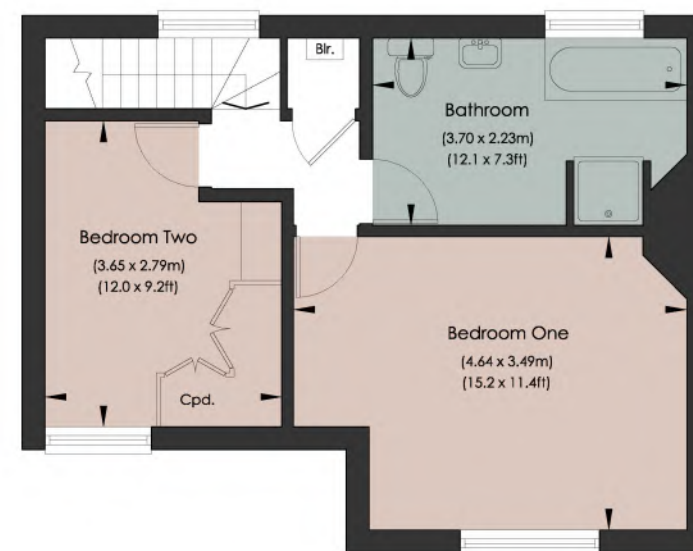
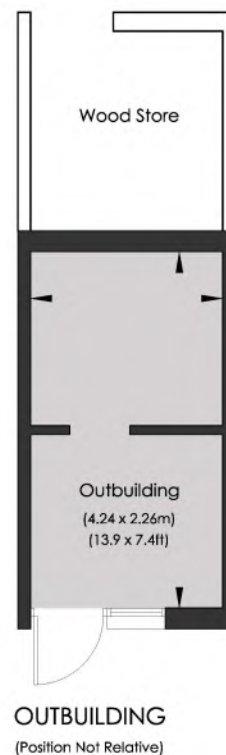


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 60 sqm (646 sqft)



FIRST FLOOR GIA = 40 sqm (431 sqft)



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